



PRESENT:

Mr. F. Wayne Bass, Chairman
Dr. William P. Brown, Vice Chairman
Mr. Russell Gulley
Mr. Sam R. Hassen
Mr. Reuben J. Waller, Jr.
Mr. Kirkland A. Turner, Secretary to the Commission,
Planning Director

ALSO PRESENT:

Mr. William Dupler, Interim Deputy County Administrator
Community Development
Mr. Michael E. Tompkins, Assistant Director,
Development Review Section, Planning Department
Mr. Glenn E. Larson, Assistant Director, Plans
and Information Section, Planning Department
Mr. Gregory E. Allen, Planning Manager, Development
Review Section, Planning Department
Mr. Carl D. Schlaudt, Planning Manager, Development
Review Section, Planning Department
Ms. Tara McGee, Assistant County Attorney,
County Attorney's Office
Mr. David W. Robinson, Senior Assistant County Attorney,
County Attorney's Office
Ms. Heather Barrar, Principal Planner, Advance Planning and
Research Section, Planning Department
Mr. James K. Bowling, Principal Planner, Advance Planning
and Research Section, Planning Department
Mr. Robert V. Clay, Planning and Special Projects Manager,
Development Review Section, Planning Department
Ms. Teresa C. Davis, Planning and Special Projects Coordinator,
Development Review Section, Planning Department
Ms. Barbara Fassett, Planning Manager, Advance Planning and
Research Section, Planning Department
Mr. Steven F. Haasch, Principal Planner, Advance Planning and
Research Section, Planning Department
Mr. Zachary Mayo, Planning Data and Geographic Analyst,
Advance Planning and Research Section, Planning Department
Ms. Pamela Nichols, Clerk to the Commission,
Administration Section, Planning Department
Ms. Nancy Parker, GIS Manager,
Information Systems Technology
Providing a FIRST CHOICE community through excellence in public service

Ms. Jane Peterson, Planning and Special Projects Manager,
Development Review Section, Planning Department
Ms. Beverly Rogers, Planning Administrator
Planning Department
Ms. Marie Stiver, Automation Analyst, Information Management Section
Planning Department
Ms. Diane Skinner, Administrative Technician
Administration Section, Planning Department
Ms. Stacy Taffer, Administrative Manager
Planning Department
Mr. James Banks, Assistant Director,
Transportation Department
Fire Chief Loy Senter, Fire Administration,
Fire and EMS
Mr. Richard M. McElfish, Director
Environmental Engineering Department
Ms. Cynthia O. Richardson, Director of Planning,
School Administration
Ms. Traci E. Teasley, Executive Director of Research & Planning,
School Administration
Mr. Rick Witt, Assistant Building Official,
Building Inspection Department
Mr. Dave Wolverton, Microcomputer Analyst
Information Systems Technology
Mr. Bill Wright, Assistant Director Engineering,
Utilities Department

WORK SESSION.

Messrs. Bass, Brown, Gulley, Hassen, Waller and staff assembled at 1:00 p. m. in the Public Meeting Room, Chesterfield County Administration Building, 10001 Lori Road Chesterfield, VA, for a work session.

I. CALL TO ORDER.

Mr. Bass called the work session to order; and emphasized the importance for the review process to be progressive.

II. INVOCATION.

Mr. Bass presented the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG OF UNITED STATES OF AMERICA.

The Commissioners led the Pledge of Allegiance to the Flag.

Mr. Bass asked the Commissioners for comments on an alternative meeting location for future work sessions; and noted his approval to hold the work session in the Community Development Building, Multipurpose Room.

It was the overall consensus of the Commission that the Public Meeting Room was the best location for the work sessions.

IV. INTRODUCTION (CHAPTER I).

In response to Mr. Gulley's question, Ms. Barbara Fassett stated the presentations consisted of the Introduction; Achieving the Vision; Modeling, and Land Use Policy Elements.

Mr. Bass stated the Commission would like to review information prior to the work sessions and that all changes to the Draft Plan will be voted on by the Commission.

Mr. Gulley asked whether the Executive Summary was included as part of the day's agenda; and voiced concern that the Reference Handbook will not be adopted as part of the Plan.

Mr. Hassen suggested adding the Reference Handbook to a follow-up items list for the Commission's review.

Ms. Fassett presented an overview of the Introduction and responded to questions from the Commission.

V. ACHIEVING THE VISION (CHAPTER II).

Ms. Fassett presented an overview of Achieving the Vision to include Parts of the Vision; Relationship of Vision to Plan; Where the Vision Came From; What the Vision Says; Vision Cornerstones; 5 C's; and How the Vision is Used. She stated the vision is the core of the Plan; and she explained the general goals for achieving the vision.

In response to Mr. Gulley's question, Mr. Turner stated the Plan was an aspiration for the future; and advised the Commission that representatives from various departments will make presentations during the work sessions.

The Commission reviewed Achieving the Vision (Chapter II). A summary of the Commission's recommendations, to be voted on at the February 22, 2011 work session, is set forth below:

Replace the word "**Policy**" with "**Recommendation**"; and replace "**shall**" with "**should or should be**".

The following correction was noted but does not require a vote by the Commission: General Goal 3: on page 25 "*....both public and **funding private** sources.*" should read "*....both public and **private funding** sources.*"

VI. MODELING.

Mr. Steve Haasch gave a presentation on modeling which included "Why we used Models, What was Tested, The Concept of Buildout, and How the Models were Built." He noted the models were custom made for Chesterfield County, owned by the County, run by County staff (except for the Travel Demand Model). He also provided an overview of the Buildout Model Database (BMD), CorPlan, Travel Demand Model (TDM), Public Facilities Model (PFM) and Fiscal Assessment Model (FAM); and responded to questions from the Commission.

The Commission questioned if funding sources were identified in the models; and the choice for the modeling software. The Commission also voiced concern that the models are not sufficient for short term decisions.

In response to a question from the Commission, Mr. Turner stated staff would review the models.

VII. LAND USE POLICY ELEMENT (CHAPTER III).

Mr. Kirk Turner and staff responded to the Commissioners' questions relative to L1.1.2, L1.3.3, L1.3.6, L1.4.3, L1.5.4, L1.5.6, L1.6.5 and L1.6.6.

The Commission reviewed Land Use Policy Element (Chapter III). A summary of the Commission's recommendations, to be voted on at the February 22, 2011 work session, is set forth below:

L 1.3.1 **Urban Development Areas (UDA)** – Delete the Code of Virginia Section 15-2-2223.1.

L 1.5.6 Add wording "**Encourage the incorporation of**" security and safety.....

L 4.3.2 **Land Use Review Consistency:** – Delete entirely.

L 5.2.1 **Green Development Practices:** Add the words "**where appropriate**" to the end of "Support projects that incorporate green development practices for sites and structure."

In response to Mr. Gulley's question on L 5.2.3 **Energy Conservation**, Mr. Larson stated an example of an energy conservation project would be Roseland; and suggest adding (**e.g. mixed uses that reduce gasoline consumption by reducing commuting times, walkable communities, proximity to planned transit, etc.**) to the end of L 5.2.3.

VIII. GIS DEMONSTRATION w/ LAND USE PLAN MAP.

Ms. Nancy Parker demonstrated the Citizens' GIS with the Land Use Plan Map and responded to questions from the Commissioners.

IX. ADJOURNMENT.

Mr. Bass asked the Commission to consider scheduling work sessions, to be held in the public meeting room, for March 3, 2011, March 17, 2011 and March 31, 2011. He also noted the Commission will review Chapter IV, V and VI at the February 22, 2011 work session.

Staff responded to Mr. Gulley's information requests and advised the Commission that staff will provide the Commission with additional information.

There being no further business to come before the Commission, it was on motion of Mr. Waller seconded by Mr. Gulley, that the meeting adjourned at 4:45 p.m. to Tuesday, February 15, 2011, at 3 p.m. in the Public Meeting Room, Chesterfield County Administration Building, Chesterfield, Virginia, for the Planning Commission's regularly scheduled meeting.

Chairman/Date

Secretary/Date